

011.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

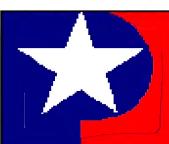
Total Card / Total Parcel

USE VALUE:

1,108,800 / 1,108,800

ASSESSED:

1,108,800 / 1,108,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
25		LOMBARD RD, ARLINGTON

Legal Description						User Acct
						9118
						GIS Ref
						GIS Ref
						Insp Date
						02/17/18

OWNERSHIP

Unit #:

Owner 1: STRAYHORN LOUISE L/TRUSTEE &	
Owner 2: FISCHER ANDREW S/TRUSTEE	
Owner 3:	

Street 1: 25 LOMBARD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: STRAYHORN LOUISE L -

Owner 2: -

Street 1: 25 LOMBARD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 3047 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200	Sq. Ft.	Site			0	90.	0.88	10									572,398						572,400	

PREVIOUS ASSESSMENT										Parcel ID	011.0-0005-0004.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	530,800	5600	7,200.	572,400	1,108,800		Year end	12/23/2021				
2021	101	FV	514,900	5600	7,200.	572,400	1,092,900		Year End Roll	12/10/2020				
2020	101	FV	514,900	5600	7,200.	572,400	1,092,900	1,092,900	Year End Roll	12/18/2019				
2019	101	FV	393,600	5600	7,200.	604,200	1,003,400	1,003,400	Year End Roll	1/3/2019				
2018	101	FV	369,000	5600	7,200.	445,200	819,800	819,800	Year End Roll	12/20/2017				
2017	101	FV	369,000	5600	7,200.	426,100	800,700	800,700	Year End Roll	1/3/2017				
2016	101	FV	369,000	5600	7,200.	394,300	768,900	768,900	Year End	1/4/2016				
2015	101	FV	360,100	5600	7,200.	330,700	696,400	696,400	Year End Roll	12/11/2014				

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
STRAYHORN LOUIS			65183-408	4/7/2015		Convenience		10	No						
			21518-423	11/1/1991		268,000		No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
6/10/2020	587	Solar Pa	10,102	C					2/17/2018	MEAS&NOTICE	KB	Kevin B			
12/14/2015	1928	Solar Pa	2,500						1/8/2014	Info Fm Prmt	EMK	Ellen K			
7/25/2013	1123	Manual	6,000	C					6/13/2013	Measured	JBS	JOHN S			
2/21/2013	233	Dormers	8,000	C					5/14/2009	Measured	372	PATRIOT			
1/26/2012	98	Re-Roof	8,000						2/19/2009	Measured	189	PATRIOT			
4/9/2010	282	Redo Bat	10,000						9/24/1999	Mailer Sent					
11/29/2006	1037	Re-Roof	4,000						9/24/1999	Measured	256	PATRIOT			
1/12/2006	26	Porch	4,000						8/28/1993		KT				
7/11/2000	529	Alterati	4,000	C											
12/1/1994	642	Manual	4,000												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	Colonial			Full Bath: 3	Rating: Average													
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating: Very Good													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: BEIGE				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: B- - Good (-)				CONDOS INFORMATION														
Year Blt: 1910		Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G14		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster				Functional:	%			Interior:	1	11	5	M						
Sec Int Wall:				Economic:	%			Additions:										
Partition: T - Typical				Special:	%			Kitchen:										
Prim Floors: 3 - Hardwood				Override:	%			Baths:										
Sec Floors:				Total:	26.4 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 130.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.02810585				General:										
Electric: 3 - Typical				Const Adj.: 1.00989902				Totals	1	11	5							
Insulation: 2 - Typical				Adj \$ / SQ: 134.977														
Int vs Ext: S				Other Features: 126500														
Heat Fuel: 1 - Oil				Grade Factor: 1.21														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 721151														
% Com Wal		% Sprinkled		Depreciation: 190384				Juris. Factor: 1.00	Before Depr: 163.32									
Depreciated Total: 530767				Final Total: 530800				Special Features: 0	Val/Su Net: 106.65									
								Val/Su SzAd: 191.14										
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:				
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 011.0-0005-0004.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	20X20	A	AV	1910	21.25	T	40	101			5,100		5,100	
19	Patio	D	Y	1	14X16	A	AV	1960	3.92	T	40.8	101			500		500	
More: N				Total Yard Items:				5,600	Total Special Features:								Total:	5,600
SKETCH																		
SUB AREA																		
SUB AREA DETAIL																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
BMT	Basement	1,529	40.490	61,914	UAT	100	FLA			100 C								
FFL	First Floor	1,529	134.980	206,380														
SFL	Second Floor	1,248	134.980	168,451														
UAT	Upper Attic	270	94.480	25,511														
OFP	Open Porch	201	24.950	5,016														
WDK	Deck	200	11.110	2,222														
Net Sketched Area: 4,977				Total:	469,494													
Size Ad	2777	Gross Area	5787	FinArea	3047													
IMAGE																		
AssessPro Patriot Properties, Inc																		